

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
August 12, 2024 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Charlie Johnson, Karen McGregor, Lori Litzen, Mikal Lewis, Kevin Kuehn, John Santana, and Ron Rossknecht.

STAFF PRESENT: Brittney Molitor, Jason Theunissen, Megan Talmage, Kelsey Rausch, Christine Phillips, Cody Sack, TJ Doreff, and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE JULY 22, 2024, MINUTES
Moved by Johnson and seconded by Litzen to approve the Minutes of the July 22, 2024, Planning Commission meeting. Vote: unanimous 7 to 0.
2. APPROVAL OF THE AGENDA
Moved by Lewis and seconded by Kuehn to approve the Agenda of the August 12, 2024, Planning Commission meeting. Vote: unanimous 7 to 0.
3. APPROVAL OF THE CONSENT AGENDA
Moved by Kuehn and seconded by Lewis to approve the Consent Agenda of the August 12, 2024, Planning Commission meeting, with the removal of Item #8. Vote: unanimous 7 to 0.

CONSENT AGENDA

The following items have been placed on the Consent Agenda for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Agenda, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 18-38**: Daniel Johnson, Highmark Properties, LLC. To review a Specialty Resort in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit Review / CUR 18-38 with the following fifteen (15) conditions:

1. **That the maximum overnight occupancy for the Specialty Resort be limited to ten (10) people (total includes both units);**
2. **That an approved FLPMA Private Road Easement be maintained at all times with the United States Forest Service;**

3. That the applicant provides a cell phone booster for the Specialty Resort to ensure that adequate cell phone service is available, in case of an emergency;
4. That if an addition is constructed and/or the on-site wastewater treatment system is upgraded in the future, this Conditional Use Permit be reviewed so that the maximum occupancy may be adjusted accordingly, which will require approval from SD DANR;
5. That all necessary permits are obtained prior to any additions to the structure or upgrades/alterations to the on-site wastewater treatment system;
6. That the applicant continually maintains current licenses with the South Dakota Department of Health (Specialty Resort License) and the Department of Revenue (Sales Tax License) and that copies of these licenses be provided to the Planning Department upon request;
7. That the applicant continually maintains an Evacuation (Emergency) Plan and provide copies to all overnight guests in case there is a need to evacuate guests from the property in the event of an emergency and that a copy of said plan be kept on file at the Planning Department;
8. That a minimum of four (4) off-street parking spaces continue to be provided on-site each measuring a minimum of 9-feet by 18-feet and surfaced with gravel, concrete, or asphalt and maintained in a dust-free manner;
9. That an interior informational sign be posted on each level of the structure with 9-1-1 and (605) 394-4139 listed as contacts for Fire Department and Sheriff's Department, during operation of the Specialty Resort. The interior informational sign must also contain a color map illustrating the Special Flood Hazard Area, as determined by FEMA;
10. That the lot address be posted for each unit on the Specialty Resort at all times, at the split in the driveway, and so that it is clearly visible from Highway 385, in accordance with Pennington County's Ordinance #20;
11. That all applicable Federal, State, and local regulations be adhered to at all times, including South Dakota Administrative Rule 44:02:05, which regulates Specialty Resorts;
12. That an approved Sign Permit be obtained prior to the placement of any on premise sign(s);
13. That an approved Floodplain Development Permit be obtained prior to any disturbance within the boundaries of either the Floodway or Special Flood Hazard Area located on the subject property;
14. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

15. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 21-13:** Heath Freeman. To review living in an existing residence while building a new single-family residence and to allow the existing residence to remain as a ranch hand residence in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W1/2 of NE1/4, E1/2NW1/4, S1/2 less ROW, Section 10, T1N, R13E, BHM, Pennington County, South Dakota.

To end Conditional Use Permit Review / CUR 21-13 with the applicant's concurrence.

Vote: unanimous 7 to 0.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 21-22:** Elizabeth Gnade. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 73 (with Lane), Burns Placer MS 697, Section 24, T1S, R4E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit Review / CUR 21-22 with the following eighteen (18) conditions:

1. That the maximum overnight occupancy based on SD DANR approval, be limited to six (6) people and the maximum daytime occupancy be limited to twelve (12) people, per Pennington County Zoning Ordinance (PCZO) Section 319(F)(13);
2. That if an addition is constructed and/or the on-site wastewater treatment system is upgraded in the future, this Conditional Use Permit be reviewed so that the maximum occupancy may be adjusted accordingly, which will require approval from SD DANR;
3. That all necessary permits are obtained prior to any additions and/or alterations to the structure or upgrades/alterations to the on-site wastewater treatment system;
4. That the proper permits be obtained prior to utilizing a fire pit on the property and all fire restrictions be followed at all times;
5. That each review of Conditional Use Permit / CU 21-22, be subject to PCZO Section 511(F)(3), which imposes a \$100 fee per review;

6. That the applicant maintains current licenses with the South Dakota Department of Health (Vacation Home License) and the Department of Revenue (Sales Tax License) and that copies of these licenses be provided to the Planning Department upon request;
7. That the applicant maintains an Evacuation (Emergency) Plan and provides copies to all overnight guests in case there is a need to evacuate guests from the property in the event of an emergency and that a copy of said plan be kept on file at the Planning Department;
8. That a minimum of three (3) off-street parking spaces be provided on-site, per PCZO Section 310(A)(9)(gg), with each measuring a minimum of 9-feet by 18-feet and surfaced with gravel, concrete, or asphalt and maintained in a dust-free manner;
9. That an interior informational sign be posted in accordance with the requirements of PCZO Section 319(G), with 9-1-1 and (605) 394-2151 listed as contacts for Fire Department and Sheriff's Office respectively, during operation of the Vacation Home Rental;
10. That the lot address (23829 Song Bird Road) be posted on the residence at all times and at the driveway at the intersection of Song Bird Road, in accordance with Pennington County's Ordinance #20;
11. That the applicant ensures the Vacation Home Rental is continually operated in accordance with the requirements of PCZO Section 319(F) (Performance Standards) at all times;
12. That if the person designated as the Local Contact is ever changed from Black Hills Retreats, the interior informational sign be updated and the applicant re-notify the Planning Director and surrounding landowners within 500 feet via notices sent by First Class Mail;
13. That all applicable Federal, State, and local regulations be adhered to at all times, including South Dakota Administrative Rule 44:02:08, which regulates Vacation Home Rentals;
14. That an approved Sign Permit be obtained prior to the placement of any sign(s);
15. That an approved Floodplain Development Permit be obtained prior to any disturbance within the boundaries of the Special Flood Hazard Area located on the subject property;
16. That a color map illustrating where the Special Flood Hazard Area is located on the property, as determined by the Federal Emergency Management Agency (FEMA) be posted during operation of the Vacation Home Rental;

17. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director; and,
18. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 22-21:** Carl and Nancy Hellekson. To review an accessory structure, a garage, as a primary structure on the subject property in a Ranchette District in accordance with the Pennington County Zoning Ordinance.

Lot H, Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

To end Conditional Use Permit Review / CUR 22-21 with the applicant's concurrence, as the use is no longer needed.

Vote: unanimous 7 to 0.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 23-27:** Ledcor Technical Services; Kristi Bormanis - Agent. To review an inline amplifier on the subject property to amplify existing telecommunication facilities in an Agriculture District and Highway Service District in accordance with the Pennington County Zoning Ordinance.

NE1/4 Less NE1/4NE1/4NE1/4NE1/4, Less E1/2 NW1/4NE1/4 NE1/4NE1/4, Less Lot H1 of NE1/4 and Less Row, Section 29, T2N, R11E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit Review / CUR 23-27 with the following eight (8) conditions:

1. That Building Permits be obtained for any structure exceeding 144 square feet and permanently anchored to the ground, which includes necessary site plans to be reviewed and approved by the Planning Director;
2. That the address be posted in accordance with Ordinance #20 and be clearly visible from both directions of travel on 227th Street;
3. That the facility be continually secured with a fence at least seven (7) feet in height;
4. That two (2) off-street parking spaces be continually provided. Each space shall measure at least nine (9) feet by eighteen (18) feet and shall be kept in a dust free manner;

5. That reasonable steps shall be taken to reduce light and sound emissions from the facility;
6. That any permanent access, parking, loading and unloading zones provided for the structure within the fencing, be constructed with four (4) inch gravel, concrete, or asphalt and maintained in such a manner that no dust will result from its continuous use;
7. That any temporary access, parking, loading and unloading zones provided for the structure within the fencing, be restored to existing conditions prior to placement of the structures and to match the surrounding area; and,
8. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis or as directed by the Planning Commission or Board of Commissioners to verify compliance with the above-mentioned Conditions of Approval.

Vote: unanimous 7 to 0.

10. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 23-08**: Carl Gosselin and Sylvie Veilleux. To review an existing Planned Unit Development to live in a Recreational Vehicle while building a single-family residence on the subject property in accordance with the Pennington County Zoning Ordinance.

Tract 11, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To approve of Minor Planned Unit Development Review / PUR 23-08 with the following twenty-two (22) conditions:

1. That there be no more than one (1) RV allowed to be utilized as temporary living quarters on the subject property;
2. That the RV not be utilized as a nightly or weekly vacation rental and only be used by the applicant for personal use;
3. That the RV continues to be connected to an approved OSWTS at all times, while it is being used as a temporary living quarters;
4. That the address, 24344 Rushmore Ranch Road, be clearly posted on the residence at all times and at the driveway where it intersects Rushmore Ranch Road, in accordance with Pennington County's Ordinance #20;
5. That the minimum setback requirements of twenty-five (25) feet be maintained on the subject property; 24344 Rushmore Ranch Road
6. That the RV no longer be used as a temporary residence once the single-family residence is finished and habitable, following which the RV only be allowed to be stored on the property and disconnected from the OSWTS.;

7. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored, which requires a site plan to be reviewed and approved by the Planning Director;
8. That the property remains free of debris and junk vehicles;
9. That the applicant adheres to Pennington County Zoning Ordinance Section 216;
10. That lot described as Well Tract in Phase I be allowed to be subdivided into two lots and that the use of one lot shall be as a Well Tract and the use of the other lot to be as a Fire Station;
11. That no more than 4 town homes be allowed on Townhouse Lots A-1, A-2, A-3 and A-4 of Tract 57 of Phase 3 of Rushmore Ranch Estates;
12. That all single-family residences be constructed on lots containing three acres or more;
13. That a minimum of 9.67 acres of common area be provided;
14. That platting be allowed to occur one block at a time provided that all Subdivision Regulations are met;
15. That a maximum of five (5) commercial structures each no more than 5,000 square feet in area be allowed in the Neighborhood Commercial area as shown on the site plan;
16. That no structures have wood shakes;
17. That all fire hydrants in the Neighborhood Commercial area in Phase Three have adequate flows;
18. That all lot widths be a minimum of one hundred (100) feet and that all setbacks be twenty-five (25) feet from all property lines;
19. That Tract 12 and 14 be allowed to be re-platted into one lot at least six (6) acres in size and the remainder of Tracts 12 and 14 be allowed to be used in Phase III;
20. That the construction, or placement of structures, including the addition of accessory structures, be allowed through the issuance of a Building Permit which will include necessary site plans to be reviewed and approved by the Planning Director;
21. The Planning Director may allow additional development or construction which is consistent with the proposed development on this property. Significant changes in use or impact on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development; and,

- 22. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.**

Vote: unanimous 7 to 0.

END OF CONSENT AGENDA

8. CONDITIONAL USE PERMIT REVIEW / CUR 23-25: IMP Properties, LLC; Gregg Schmidt - Agent. To review the manufacturing, storage, processing and testing of energetic materials on the subject property in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

S825 feet of SE1/4, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

Commissioner Lewis requested this item be removed from the Consent Agenda for discussion.

Staff recommended approval of Conditional Use Permit Review / CUR 23-25 with conditions.

Discussion followed.

Moved by Lewis and seconded by Kuehn to approve of Conditional Use Permit Review / CUR 23-25 with the following fourteen (14) conditions:

- 1. That the assigned address continues to be posted at the entrance to the property and on the main office structure, so that it is visible from both directions of travel on Lamb Road in accordance with Pennington County Ordinance #20;**
- 2. That the applicant maintains a system of monitored alarms, access controls, and site cameras;**
- 3. That all structure hazard placards meet DOT and DOD requirements;**
- 4. That if further development requires additional access to this parcel, from Lamb Road, the road must be improved to Ordinance #14 standards for industrial roads along the entire length of the subject property;**
- 5. That all necessary permits are obtained prior to the installation, upgrade, or alteration to any On-Site Wastewater Treatment System, which will require approval from SD DANR;**

6. That off-street parking be provided for all vehicles used directly in the conduct of the requested use, plus one parking space for every three employees on a single shift;
7. That any installed lighting is maintained to minimize spillage of light outside of the area, so as not to create a nuisance. Lighting must be effectively shielded to prevent beams or rays from being directed towards any portion of the traveled ways and must not be of such intensity or brilliance as to cause glare or impair the vision of any motor vehicle drivers;
8. That dust control measures be implemented to reduce the amount of dust from trucks and equipment leaving and entering the subject property;
9. That emergency contact information be posted at the entrance of the subject property;
10. That erosion control measures be implemented to prevent sediment from leaving the site;
11. That the property remains free of junk and debris at all times;
12. That all natural drainage paths be continually maintained;
13. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director; and,
14. That this Conditional Use Permit be reviewed on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 7 to 0.

11. CONDITIONAL USE PERMIT / COCU 24-0024: Stephen and Lynn Turner. To allow a Home Occupation, a barber shop, in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 17, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Conditional Use Permit to allow a Home Occupation, a barber shop, on the subject property.

Staff recommended approval of Conditional Use Permit / COCU 24-0024 with the following fourteen (14) conditions:

1. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

2. That prior to operation, the applicant obtains approval from SD DANR and the City of Rapid City for the Onsite Waste Water Treatment System;
3. That the hours of operation are Tuesday-Friday 7:30 a.m. to 4:00 p.m. and Saturdays 7: 30 a.m. -11:00 a.m.;
4. That prior to operation of the Barber shot, the applicant obtains an approved Approach Permit from County Highway;
5. That no additional employees be allowed beyond the applicant, Lynn Turner;
6. That no more than 2 clients per hour;
7. That no off-premise signs be allowed;
8. That one (1) home occupation sign be allowed that does not exceed six (6) square feet in area, in accordance with Pennington County Zoning Ordinance Section 312, and that a Sign Permit be obtained prior to installation;
9. That there be a minimum of two (2) off street parking spaces available at all times;
10. That all necessary Local, State, and Federal licenses and permits be obtained prior to the operation of the home occupation and that copies of these licenses and permits be provided to the Planning Department upon request and that the applicant continually comply with all applicable Local, State, and Federal laws and regulations;
11. That the property remain free of debris and junk vehicles;
12. That an address be posted on the garage, residence, and at the end of the driveway so that it is visible from Okpealuk Street, in accordance with Pennington County's Ordinance #20;
13. That if any sale or transfer of the subject property from the current owner(s) of record occur, that this CUP for a home occupation automatically end; and,
14. That Conditional Use Permit / CU 20-19 be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Lewis and Kuehn to approve of Conditional Use Permit / COCU 24-0024 with the following fourteen (14) conditions:

- 1. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;**

2. That prior to operation, the applicant obtains approval from SD DANR and the City of Rapid City for the Onsite Waste Water Treatment System;
3. That the hours of operation are Tuesday-Friday 7:30 a.m. to 4:00 p.m. and Saturdays 7: 30 a.m. -11:00 a.m.;
4. That prior to operation of the Barber shot, the applicant obtains an approved Approach Permit from County Highway;
5. That no additional employees be allowed beyond the applicant, Lynn Turner;
6. That no more than 2 clients per hour;
7. That no off-premise signs be allowed;
8. That one (1) home occupation sign be allowed that does not exceed six (6) square feet in area, in accordance with Pennington County Zoning Ordinance Section 312, and that a Sign Permit be obtained prior to installation;
9. That there be a minimum of two (2) off street parking spaces available at all times;
10. That all necessary Local, State, and Federal licenses and permits be obtained prior to the operation of the home occupation and that copies of these licenses and permits be provided to the Planning Department upon request and that the applicant continually comply with all applicable Local, State, and Federal laws and regulations;
11. That the property remain free of debris and junk vehicles;
12. That an address be posted on the garage, residence, and at the end of the driveway so that it is visible from Okpealuk Street, in accordance with Pennington County's Ordinance #20;
13. That if any sale or transfer of the subject property from the current owner(s) of record occur, that this CUP for a home occupation automatically end; and,
14. That Conditional Use Permit / CU 20-19be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 7 to 0.

Moved by Lewis and seconded by Johnson to wave rules to discuss similar Agenda Items #12 and #13 at the same time and to vote on each item separately. All voting aye, the Motion carried 7 to 0.

12. PRELIMINARY PLAN / COPPL 24-0009: Anthony and Melisa Wachs; Advanced Design Engineering - Agent. To combine five lots to create Lot 1 of Wachs Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1, 2, 3, 4 of Lot 9 and Lot A of Tract 22, all located in Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Wachs Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Preliminary Plan to combine five lots to create Lot 1 of Wachs Subdivision.

Staff recommended approval of Preliminary Plan / COPPL 24-0009 with the following six (6) conditions:

1. That at the time of submittal of the Preliminary Plan, the Plat meet requirements of § 600 of the Subdivision Regulations;
2. That at the time of submittal of the Final Plan, the Plan be prepared by a South Dakota Registered Professional Land Surveyor;
3. That at the time of submittal of the Final Plan, corrections are made, per Register of Deeds comments in this report;
4. That at the time of submittal of the Preliminary Plan, the Certifications on the Plan be in accordance with §§ 1702 and 1703 of the Pennington County Subdivision Regulations;
5. That prior to filing the mylar with the Register of Deeds, the subject properties be rezoned to Rural Residential District; and,
6. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Johnson and seconded by Lewis to approve of Preliminary Plan / COPPL 24-0009 with the following six (6) conditions:

- 1. That at the time of submittal of the Preliminary Plan, the Plat meet requirements of § 600 of the Subdivision Regulations;**
- 2. That at the time of submittal of the Final Plan, the Plan be prepared by a South Dakota Registered Professional Land Surveyor;**
- 3. That at the time of submittal of the Final Plan, corrections are made, per Register of Deeds comments in this report;**

4. That at the time of submittal of the Preliminary Plan, the Certifications on the Plan be in accordance with §§ 1702 and 1703 of the Pennington County Subdivision Regulations;
5. That prior to filing the mylar with the Register of Deeds, the subject properties be rezoned to Rural Residential District; and,
6. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.

All voting aye, the Motion carried 7 to 0.

13. REZONE / CORZ 24-0006: Anthony and Melisa Wachs; Advanced Design Engineering - Agent. To rezone from Agriculture District and Suburban Residential District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, 3, and 4 of Lot 9 of Clear Creek Placer MS and Lot A of Tract 22 of Clear Creek Tracts all located in Section 22, T1N, R5E, all in BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Rezone to rezone from Agriculture District and Suburban Residential District to Rural Residential District.

Staff recommended approval of Rezone / CORZ 24-0006.

Discussion followed.

Moved by Litzen and seconded by Kuehn to approve of Rezone / CORZ 24-0006.

All voting aye, the Motion carried 7 to 0.

14. EXECUTIVE SESSION.

Executive Session was not needed.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 22, 2024, Planning Commission meeting,

16. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

17. ITEMS FROM THE STAFF

A. Building Permit Report. Molitor reviewed the July Building Permit Report.

18. ITEMS FROM THE MEMBERSHIP

Commissioner Litzen stated she will not be in attendance for the September 23rd meeting.

19. ADJOURNMENT

Moved by Litzen and seconded by Lewis to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at 9:18 a.m.

Karen McGregor, Chairperson